



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Hawk DATE: Dec., 1994
133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: _____
3. STREET LOCATION: 64 Ontario Boulevard (S.E. corner of Third St.)
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Mr. & Mrs. Timothy McGrath ADDRESS: (same) Hilton, NY 14468
6. USE: Original: residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: (if known) Roof = asphalt shingles. Foundation - not visible.
a. wood frame with interlocking joints ☐
b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is fairly simple and it hasn't been altered too much. It has a kind of funny arrangement on the side of the porch. Was that original or did they put that it? I don't see any reason for not giving it a 'green plus.' It's all of a piece with original materials and it's well maintained." P.Malo.

COLOR CODE
Green plus +

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: deciduous trees & shrubs; coniferous shrubs
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: Lake Ontario shoreline is immediately to the north
of the house (across the street)
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1891 - 1902

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential

11c.

The porch appears originally to have extended along the entire east elevation. At present, the porch extends just one bay south on the east elevation and the rear (south) part appears to have been enclosed with shiplap wood siding and two contemporary, triple windows (c. 1970s-80s).

Contemporary skylight added to east slope of the gable roof, c. 1980s-90s.

17. Located on the southeast corner of Ontario Boulevard and Third Street, this house is situated on a 47.5-foot-wide by 120.75-foot-deep lot on the south side of Ontario Boulevard, in the northwest quadrant of the town. Ontario Boulevard runs along the south shoreline of Lake Ontario. The north side of the road abuts the lake, and a retaining wall is located there to prevent erosion of the shoreline/roadway. The south side of the road has narrow residential lots with houses. This lot is situated slightly above beach/water level. The house faces north, looking out toward the lake. A driveway is located to the south of the house and Third Street is located immediately to the west. The surrounding neighborhood consists of c. 1890s to c. 1990s houses. A number of the pre-World War II houses were originally constructed as summer residences and have been remodeled for year-around use.

18. Two-and-one-half-story, front-gable, frame house with shiplap siding on the first and second stories and fish-scale, wood shingles on the gables and dormers. Most of the original windows appear to be intact, consisting of 1/1, double-hung, wood sash. The front entrance retains its original pair of entrance doors; the upper part of the doors features curved, clear, glass windows edged with small squares of colored glass, while the lower part of the doors is a solid wood panel. A large, single-pane window is located to the west of the front entrance.

A shed-roofed, open porch with square posts, curved brackets, and an open railing (with square balusters) is located across the full width of the north elevation (facade). The porch, extends one bay south along the east elevation. It appears that this open porch may have originally extended along the entire length of the east elevation, but was later enclosed with shiplap siding.

18. continued

The gables on the north (front) and south (south) elevations are sheathed with fishscale wood shingles. The gables also have narrow cornice boards and slight gable-end returns.

Three, gable-roofed dormers are located on house. Two of the dormers are on the west slope of the roof and the third dormer is on the east slope of the roof. These dormers are clad with fishscale wood shingles.

A one-story, shed-roofed addition is located on the west elevation of the house. It is not possible to tell if this was formerly an open porch that has now been enclosed to create additional interior space.

There are no outbuildings on this site.

20. Built c. 1891-1902, this house is architecturally significant in the town of Greece as an example of vernacular Queen Anne residential architecture. The house retains a high level of integrity of design, materials, and craftsmanship. This house is historically important for its association with the turn-of-the-century development of the Manitou Beach area as a recreational and residential community.

The steeply-pitched, front-gabled roof plan, open front porch, paired front doors with small panes of colored glass, and decorative siding (shiplap boards and fishscale wood shingles) are characteristic of the Queen Anne style. This was the dominant style of domestic building during the period of 1880 to about 1910. This property is first sold in 1890 by developers Matthews and Servis. At the time of the sale, it is stipulated that a retaining wall and sewers must be constructed by June, 1891. It appears, therefore, that housing construction would not commence until the required retaining wall and sewers were built. Therefore, construction of the first houses in this tract probably did not begin until at least 1891. This house is first shown on the 1902 county map. Therefore, the house appears to have been constructed sometime between 1891 and 1902.

The abstract for this property shows that the land was first sold by Matthews and Servis to F.H. Stanford et al on August 1, 1890. The agreement sets up a number of conditions for developing this lakeside area. Matthews and Servis agree

20. continued

within two years to construct a "proper sea wall to protect the land at the edge of Lake Ontario in front of all lots where there is a Bank or Bluff. They agree to construct by or before June 1st 1891 and to maintain, a proper sewer for the drainage of every lot fronting on Boulevard, and all lot owners hereafter purchasing are to be restricted by deed not to build any privy on any lot. All lot owners signing this agreement so covenant and agree and also bind themselves when such sewer is completed to drain their houses by pipes to be connected with such main sewer, only."

"Matthews and Servis agree in future deeds that no building shall be erected nearer the front of any street than 15 feet and each of us who own corner lots or any lot do so agree." There is also an agreement that no structure, "whether ice house, barn or otherwise shall be erected on any lot belonging to their Grantees unless the same placed so that the rear or side of such structure shall stand within 5 feet of or nearer than 5 feet to the rear line of lot 75."

They also will allow "no structures or obstructions to be placed thereon and they covenant and agree to keep all land between the front lot line and Lake on the Boulevard, free and clear of all structures or obstructions, excepting bath and boat houses for the use of the owners of the lots." If you do erect a bath or boat house, you must do it so it obstructs the view as little as possible.

Matthews and Servis also agreed to maintain the existing apparatus for supplying water to cottages and will do the same to furnishing gas.

These detailed terms set forth in the abstract, signal the beginning of the development of the Manitou Beach area in the northwestern part of the town. Formerly undeveloped and not easily accessible, Manitou Beach was now more accessible due to the opening of the Manitou Beach electric trolley line in 1891. The arrival of mass transportation enabled area residents to travel from the city, Charlotte, and other parts of Greece to this lakeside area. Numerous lakeside hotels were constructed along the trolley route, which extended west to Manitou Beach.

Point Pleasant, Rhodes' Point and Hicks' Point were early names for the point of land (now Manitou Beach) on the west shore of Braddock Bay.

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Hicks' Point, named for Samuel Hicks, a Revolutionary War veteran, trapper and hunter who supported his family by peddling meat to his pioneer neighbors, was renamed Manitou Beach after Manitou Springs, Colorado, a popular resort of the Gay Nineties. The name supposedly was chosen by Matthews and Servis, who acquired the lake acreage here in 1888. Hotel Manitou, their 75-room masterpiece, opened May 30, 1889. In 1890, a 25-room hotel (later called "The Elmheart Hotel") was constructed by Jacob Odenbach on the point just southeast of the Hotel Manitou. A carousel, shooting gallery, baseball field, picnic grounds, stables, dance hall, water slide, and refreshment stands were other attractions developed at Manitou Beach.

The 1872 county map shows the Manitou Beach area as open, undeveloped land. There is only one building shown here: the F.B. Skinner Hotel located on the west spit of land, near the bay.

The 1902 county map shows the area and it is now named, "Manitou Beach." The Odenbach Hotel and the Elmheart Hotel are located on the eastern part of the site. To the west is a recently established "subdivision" showing nine streets laid out in a grid pattern and 174 lots for housing. Ontario Boulevard is located next to the lakeshore. To the south are Braddocks Ave. and West Ave. with the additional cross streets of First, Second, Third, Fourth, Fifth and Sixth Streets.

The house at 64 Ontario Boulevard is shown on the 1902 map. It is located on lot 32. There are eight other houses shown on Ontario Boulevard. The abstract shows the sale of this property on October 17, 1906. It was sold by widower, Jacob K. Post to William and Georgia Bemish.

On November 13, 1913, the Mr. and Mrs. Bemish sold the property to George A. Gillette. The Gillettes sold the property to the Winona Realty Company on November 2, 1914. Edgar L. Haines then purchased the property on September 22, 1915; the next day, September 23, Haines transferred the title to Daniel B. Suter.

On December 1, 1916, the property was sold to Bertha E. Brown. The 1924 county map shows this property as the "Manitou Beach subdivision" and this site as lot 32. There are now 13 houses on the south side of Ontario Blvd (with an

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additional 24 lots that are still empty). No owner's name is indicated on the map.

Bertha E. Brown owned the property until June 12, 1941. At that time it was conveyed to Burt D. and Bertha E. Brown (she added her husband's name to the deed). Surrogate's Court proceedings show that Bertha Mary Brown died testate on December 22, 1947, leaving her surviving husband, Burt Dudley Brown.

On May 17, 1950, Burt D. Brown sold the property to Bernard W. and Catherine A. Brinkman. The Brinkmans continued to own this property into the late 1960s. Mr. Brinkman died September 5, 1969, leaving his widow, Catherine. In 1974, Mrs. Brinkman sold the property to Roger G. Betts. Betts sold the property to Roger Schneider, June 25, 1975. On October 5, 1983, Schneider sold the property to Patricia A. McGrath. On January 13, 1985, Mrs. McGrath sold the property to the present owners, Timothy and Elizabeth McGrath.

C
21. See final report for bibliography; copy of abstract furnished by Timothy and Elizabeth McGrath.

